

**City of San Antonio  
BOARD OF ADJUSTMENT**

City Council Chambers  
1<sup>st</sup> Floor, Municipal Plaza Building  
103 Main Plaza

**March 17, 2003**  
Monday 1:00 P. M.

Board of Adjustment Members

Dan Canales – District 1	Yolanda Arellano – District 7
Oscar R. Williams – District 2	Abe Ramirez – District 8
Jesse Jenkins – District 3	D. Mike Villyard – District 9
Joseph Tinti – District 4	Michael Gallagher – District 10
Jesse Zuniga – District 6	Dale Riser - Mayor
Laura Lizcano – District 5, Chairperson	

I. 1:00 P. M. Public hearing called to order by the BOA Chairman

II. Roll Call

III. Invocation

IV. Scheduled Cases:

CASE NO. A-03-027	Craig R. Reuter, 942 Weizmann Blvd.
CASE NO. A-03-028	Alfredo G. Martinez, 155 Joe Blanks
CASE NO. A-03-029	Joe Tovar, 2713 Commercial Ave.
CASE NO. A-03-030	San Antonio Water System – Edgar Dodson, 10750 Pleasanton Rd.
CASE NO. A-03-031	Margaret Reyna, 214 Broadbent
CASE NO. A-03-032	Sandra Gonzalez, 214 Menefee
CASE NO. A-03-033	Mary Grace Wilcox, 11826 Sunburst
CASE NO. A-03-035	Dryden Stone Company, Inc. – Robert C. Mumme, 2315 SW 36 <sup>th</sup> St.
CASE NO. A-02-190RH	Continental Homes, 9200 Bristow Bend, 8200 Maloy Manor, and 8200 Aldon Woods

V. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/bldginsp/BOA.htm](http://www.sanantonio.gov/bldginsp/BOA.htm)

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

BOARD OF ADJUSTMENT

March 17, 2003

CASE NO. A-03-027

Craig R. Reuter

Lot 14, Block 4, New City Block 10025

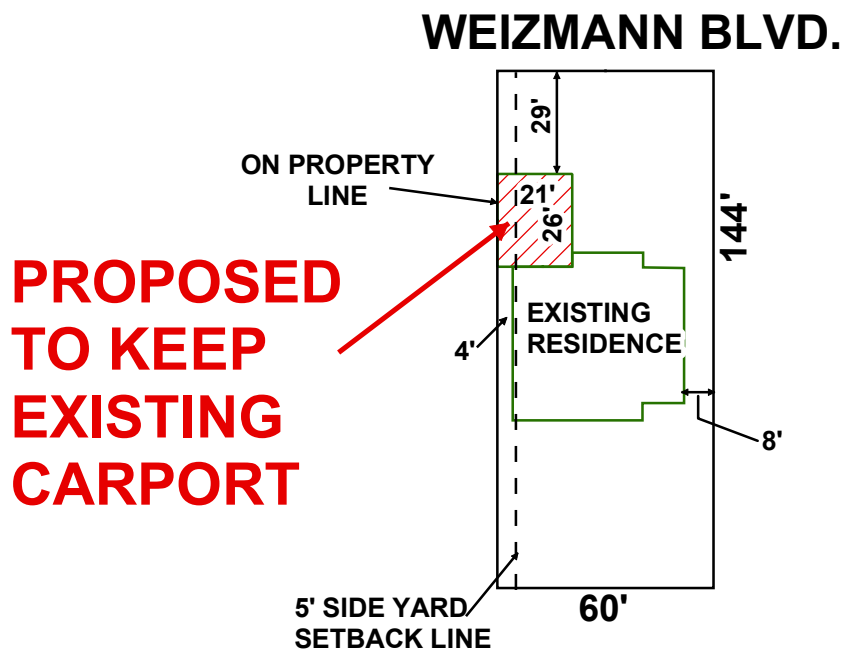
942 Weizmann Blvd.

Zoned: "R-4" Residential Single Family District

The applicant requests a variance to keep an existing carport that is within the side yard setbacks requirements.

The Development Services Department could not issue this permit because of Section 35-310.01(b) of the Unified Development Code requires a 5' side yard setback.

The applicant's proposal is to protect and secure his boat and vehicles.



NOT TO SCALE

**A-03-027**

**PLOT PLAN**

BOARD OF ADJUSTMENT

March 17, 2003

CASE NO. A-03-028

Alfredo G. Martinez

Lot 31, Block 6, New City Block 12960

155 Joe Blanks

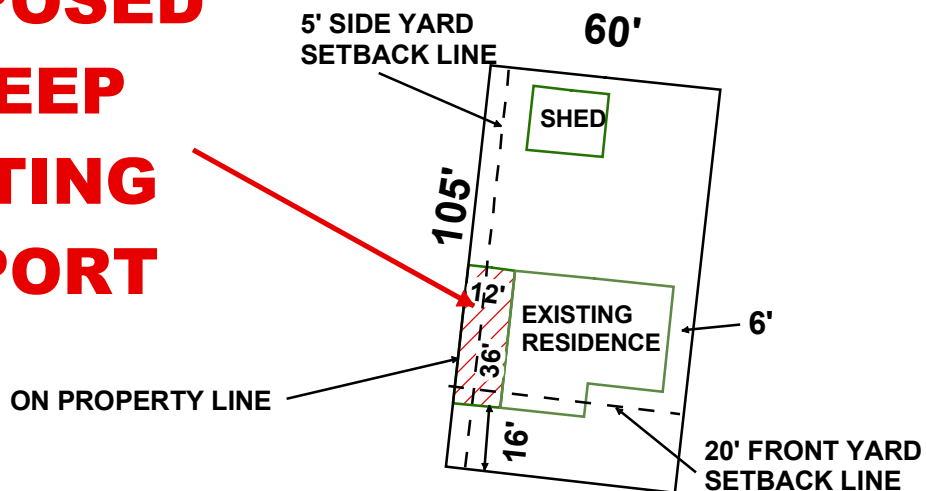
Zoned: "R-6" Residential Single Family District

The applicant requests a variance to keep an existing carport within the side and front yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01 (b) of the Unified Development Code requires a 5' side yard setback and Section 35-516(g) of the Unified Development Code requires a 20' front yard setback.

The applicant's proposal is for personal safety and for the protection and security of vehicles and personal property.

**PROPOSED  
TO KEEP  
EXISTING  
CARPORT**



**JOE BLANKS ST.**



NOT TO SCALE

**A-03-028**

**PLOT PLAN**

BOARD OF ADJUSTMENT

March 17, 2003

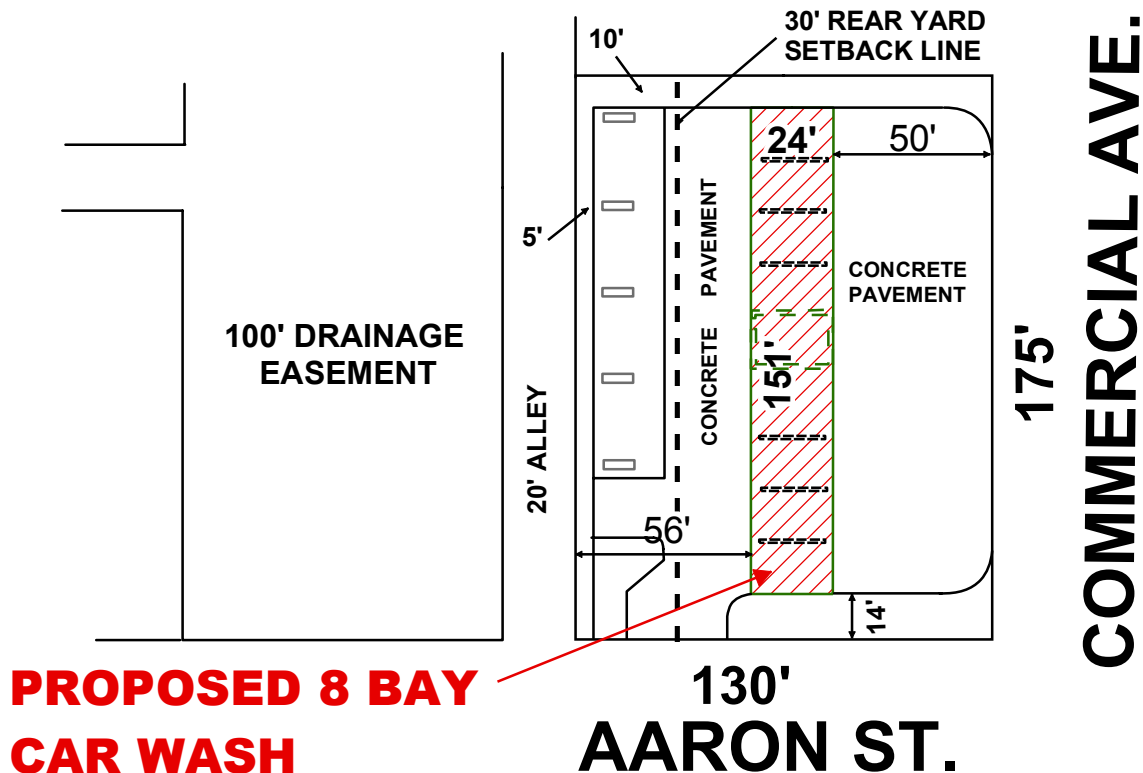
CASE NO. A-03-029

Joe Tovar  
Lots 11-17, Block 98, New City Block 9368  
2713 Commercial Ave  
Zoned: "C-3" Commercial District

The applicant requests a variance to build a self service car wash within the rear yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01 (b) of the Unified Development Code requires a 30' rear yard setback.

The applicant's proposal is to build a self service car wash with a 5 foot rear yard setback requirement.



NOT TO SCALE

**A-03-029**

**PLOT PLAN**

BOARD OF ADJUSTMENT

March 17, 2003

CASE NO. A-03-030

San Antonio Water Systems – Edgar Dodson

Lot 2, Block 1, New City Block 11151

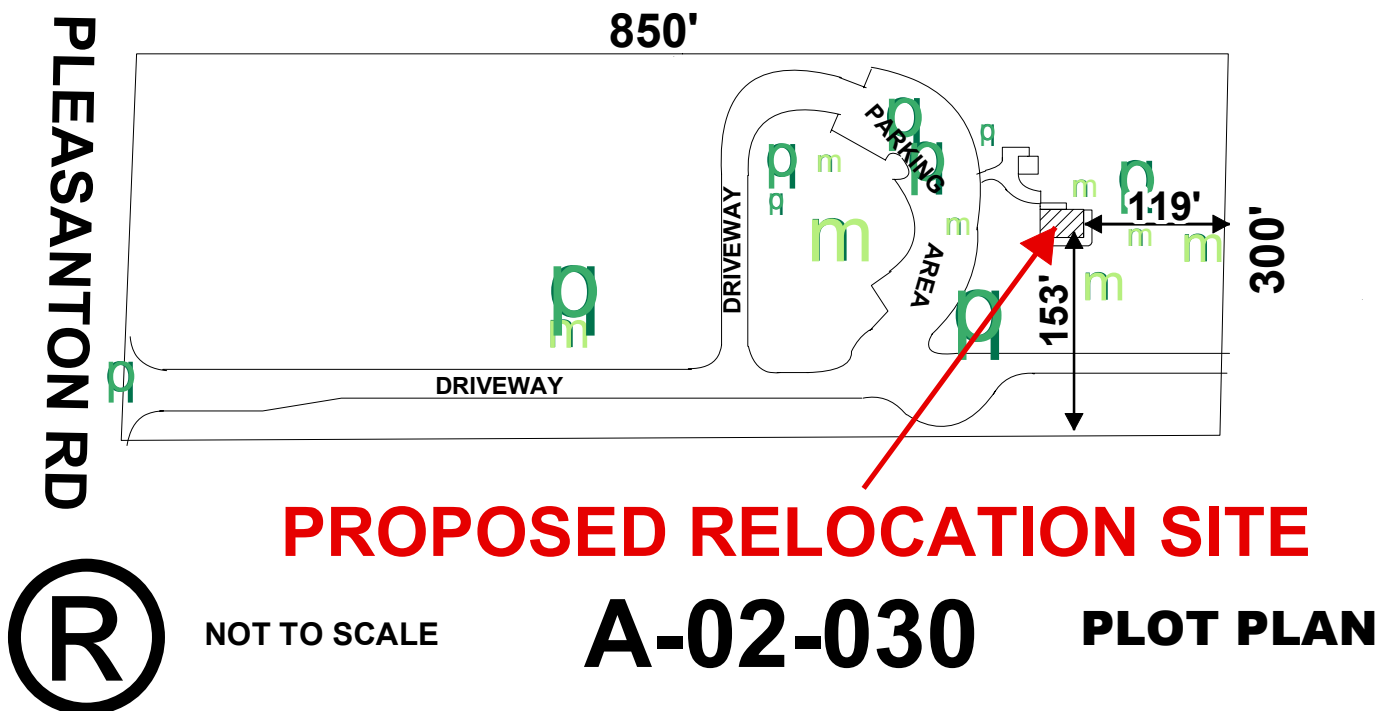
10750 Pleasanton Rd.

Zoned: “NP-10” Neighborhood Preservation District

The applicant requests a Special Exception to relocate a structure from 6000 N. New Braunfels Ave to 10750 Pleasanton Rd.

The Development Services Department could not issue a permit because Section 35.389 of the Unified Development Code (UDC) requires a Special Exception to move or relocate any structure.

The applicant’s proposal is to convert this structure into a wildlife refuge information center/office.



BOARD OF ADJUSTMENT

March 17, 2003

CASE NO. A-03-031

Margaret Reyna

Lot 11, New City Block 7035

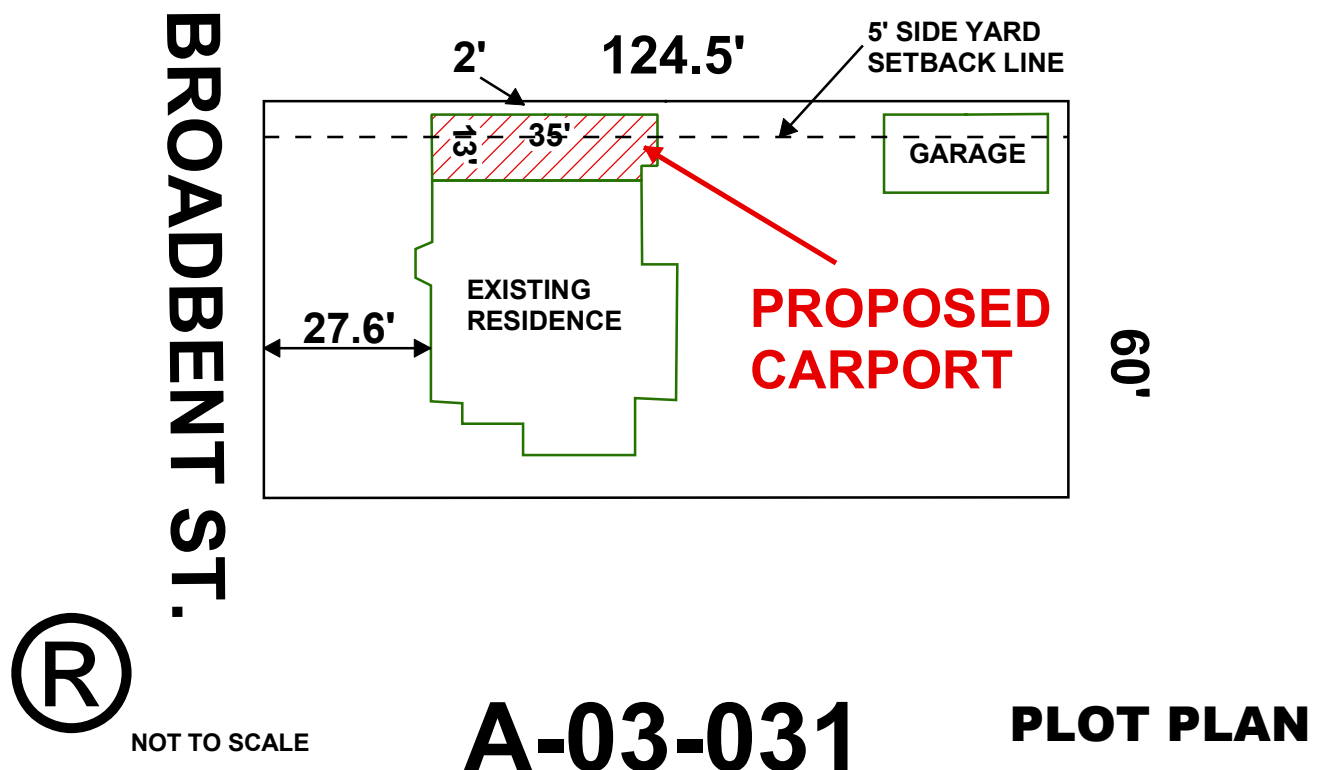
214 Broadbent

Zoned: "R-4" Residential Single Family District

The applicant requests a variance to build a carport within the side yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01 (b) of the Unified Development Code requires a 5' side yard setback.

The applicant's proposal is for protection and security for her vehicles and her own personal safety.



BOARD OF ADJUSTMENT

March 17, 2003

CASE NO. A-03-032

Sandra Gonzalez

Lot 33, Block 037, New City Block 3696

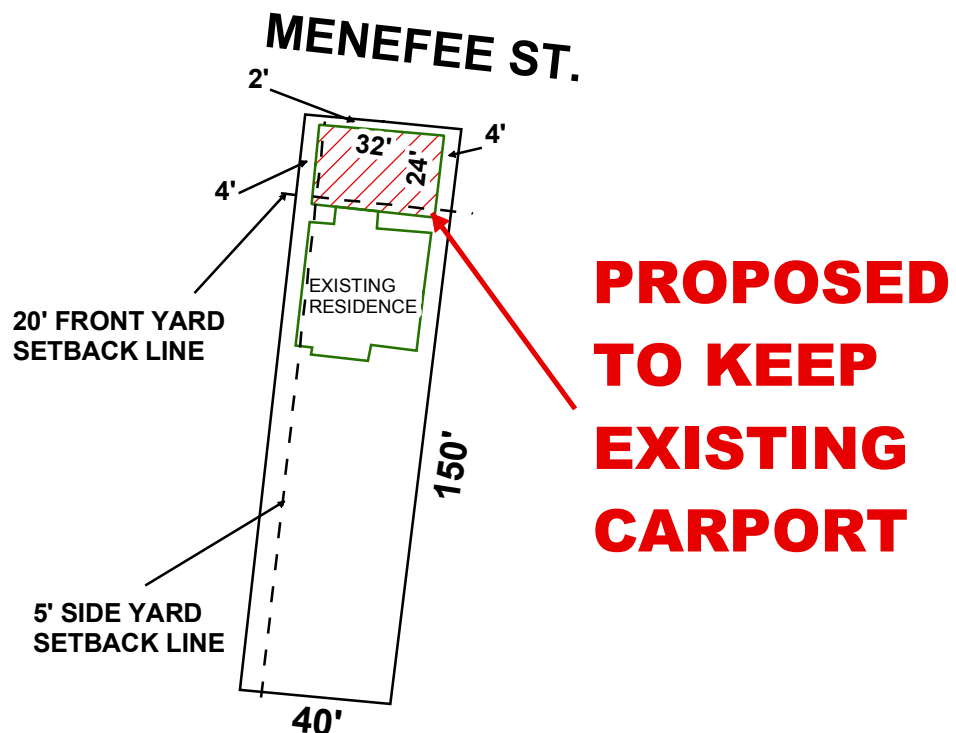
214 Menefee

Zoned: "R-6" Residential Single Family District

The applicant requests a variance to keep an existing carport within the side and front yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01 (b) of the Unified Development Code requires a 5' side yard setback and Section 35-516(g) of the Unified Development Code requires a 20' front yard setback.

The applicant's proposal includes personal safety and for the protection and security of vehicles and personal property.



NOT TO SCALE

**A-03-032**

**PLOT PLAN**

BOARD OF ADJUSTMENT

March 17, 2003

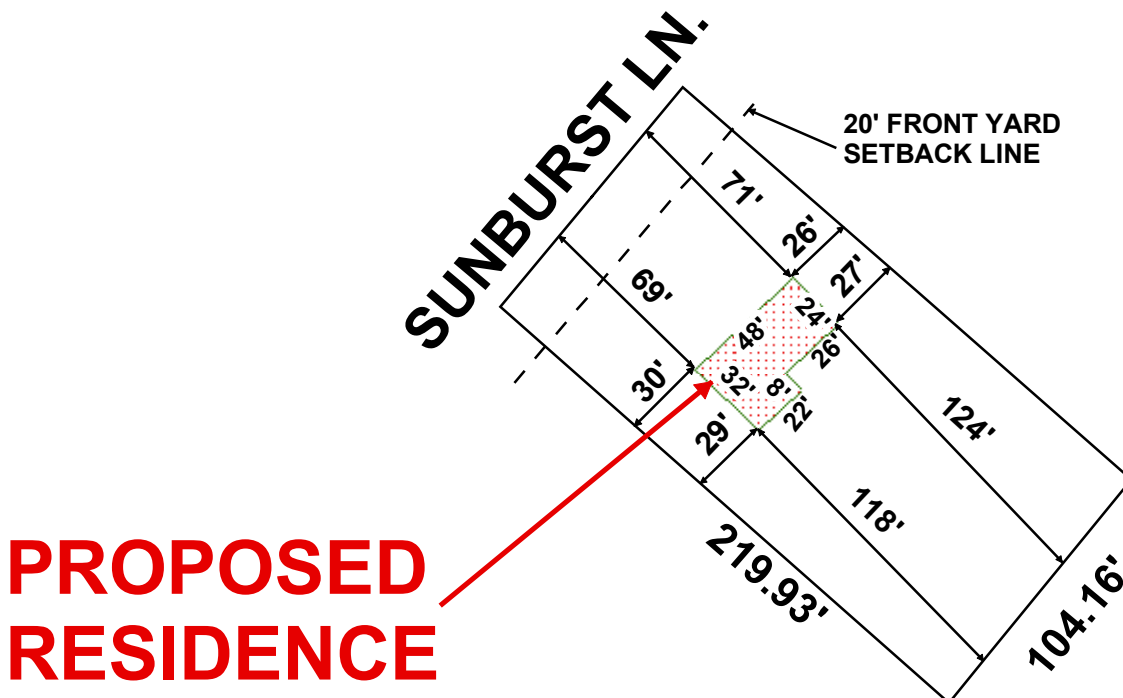
CASE NO. A-03-033

Mary Grace Wilcox  
Lot 6, Block 014, New City Block 14724  
11826 Sunburst  
Zoned: "MF-33" Multi Family District

The applicant requests a variance to build a single family home that exceeds the maximum allowed front yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01 (b) of the Unified Development Code requires a maximum 20 foot front yard setback requirement.

The applicant's proposal is to construct a single family home with a 69 foot front yard setback.



NOT TO SCALE

**A-02-033**

**PLOT PLAN**



BOARD OF ADJUSTMENT

March 17, 2003

CASE NO. A-03-035

Dryden Stone Company, Inc. – Robert C. Mumme

Lot 4, New City Block 8669

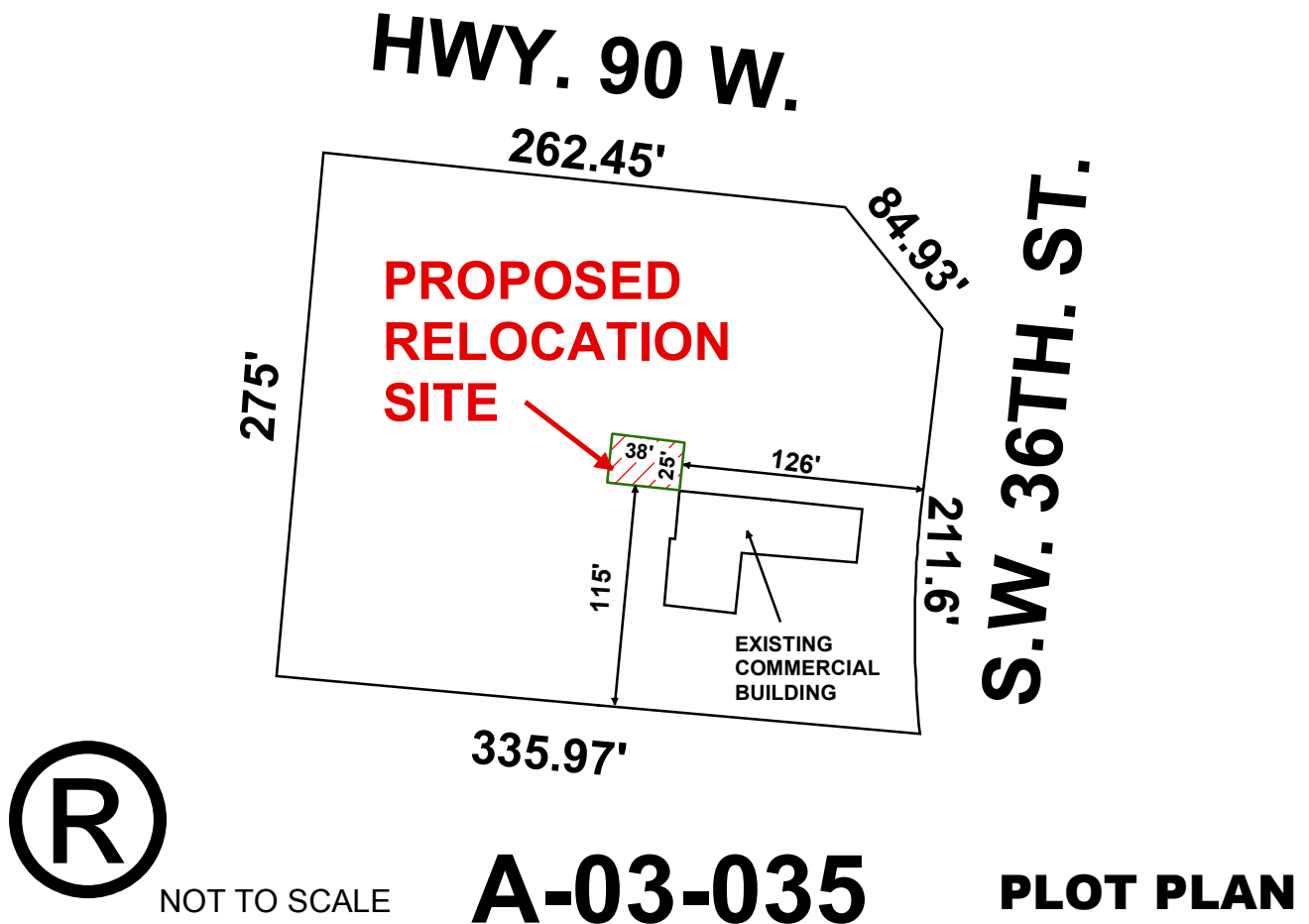
2315 SW 36<sup>th</sup> St.

Zoned: “C-3R” Commercial Restrictive Alcoholic Sales District

The applicant requests a Special Exception to relocate a structure from 312 Pearl Pkwy. to 2315 SW 36<sup>th</sup> St.

The Development Services Department could not issue a permit because Section 35.389 of the Unified Development Code (UDC) requires a Special Exception to move or relocate any structure.

The applicant’s proposal is to convert this structure for office and sales use.



BOARD OF ADJUSTMENT

March 17, 2003

CASE NO. A-02-190RH

Continental Homes

Lots 30-40, Block 128, New City Block 18300

8200 block of Bristow Bend

Lots 56-58, Block 127, NCB 18300

8200 block of Maloy Manor

Lots 25-29 and Lot 33, Block 127, NCB 18300

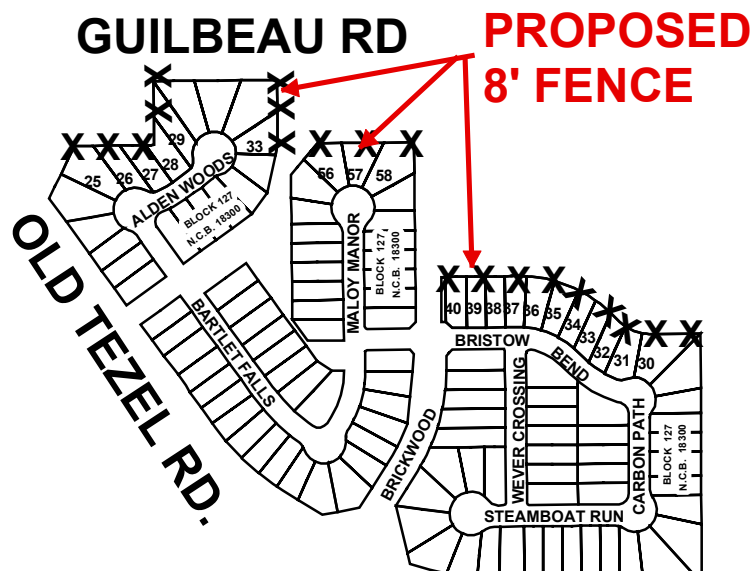
8200 block of Aldon Woods

Zoned: "R-5" Residential Single Family District

The applicant requests a variance to erect an 8 foot screen fence on the rear property lines.

The Development Services Department could not issue this permit because of Section 35-514 (c)(1) of the Unified Development Code requires a 6 foot screen fence on the rear property lines.

The applicant's proposal is to shield a new single family home development from adjacent commercial property.



NOT TO SCALE

**A-02-190R.H. PLOT PLAN**